

**Minutes
Bar Harbor Planning Board
March 5, 2008**

Members present: Mike Gurtler; Kevin Cochary; Lynne Williams; Dave Bowden

Also present: Anne Krieg, Town Planner; Kris Hultgren, Staff Planner

I. CALL TO ORDER — 5:33 p.m.

II. EXCUSED ABSENCES

III. ADOPTION OF THE AGENDA

Mr. Cochary motion to adopt the agenda with the amendment to add “election of officers” under Other Business. Mr. Bowden seconded and the Board voted unanimously on the motion.

IV. APPROVAL OF MINUTES

Mr. Cochary made a motion to approve the minutes from the January 16 meeting. Mr. Gurtler second and the Board voted unanimously on the motion.

Mr. Bowden made a motion to approve the minutes from the February 6 meeting. Mr. Cochary seconded and the Board voted unanimously on the motion.

V. REGULAR BUSINESS

A. Public Hearing – SP-07-04 – MDI Hospital Parking Lot

Project Location: Corner of School Street and Edgewood Street, Bar Harbor Tax Map 107, Lots 115, 116, 117, and 118

Applicant: Mount Desert Island Hospital

Application: Proposes to construct a 22 space parking area

Greg Johnston, representing the applicant, updated the Board on changes. Mr. Johnston commented about adding a pedestrian barrel to the crosswalk area at the corner of Park Street and School Street to add to pedestrian safety. Mr. Johnston also described a change in the layout of the parking near the School Street entrance.

Mr. Bowden asked how the parking stalls will be labeled. Mr. Johnston said each spot will be labeled separately.

Mr. Gurtler asked to put a shield on the light on the YMCA. Mr. Johnston said there will be a shield on that light.

Mr. Bowden asked about the crosswalk on Edgewood Street. Mr. Johnston said it was located near the handicapped space.

Mr. Cochary inquired about the use of the parking lot. The applicant said they are offering the YMCA the opportunity to use the lot when the hospital is not.

Mr. Gurtler opened up the hearing to public comment.

There were no comments from the public.

Mr. Cochary moved to close public hearing. Bowden seconded and the Board voted unanimously on the motion.

Mr. Cochary made a motion to approve the project with the conditions that a pedestrian control device is used for safety at the corner of Park Street and School Street, shielding is used on the light on the YMCA building, the applicant receives Design Review Board approval and a signed lease is provided for the record. Mr. Bowden seconded and the Board voted unanimously on the motion.

B. Public Hearing – SP-07-02 – Ellsworth Building Supply

Project Location: 1513 State Highway 102, Bar Harbor Tax Map 219 Lot 30

Applicant: Ellsworth Building Supply

Application: Proposes to construct a new storage facility and make other improvements including changes to outdoor storage areas and vehicular circulation

Mr. Johnston updated the Board on the project.

Mr. Bowden inquired about the stormwater runoff.

Mr. Cochary asked about the buffering.

Ms. Krieg updated the Board on the buffering requirement and the 75 foot setback. Mr. Johnston and the Board discussed the difference between buffering and screening. The Board and the applicant discussed how this would apply to the project. Mr. Johnston contends that there is a difference between buffering and screening. Ms. Krieg and the Board differed with Mr. Johnston on the application of the buffering and screening standard.

Mr. Cochary opened the hearing to the public.

Ms. Williams made a motion to continue the public hearing to the March 19 meeting. Mr. Bowden seconded and the Board voted unanimously on the motion.

C. Completeness Review – SD-07-12 – West Woods Subdivision

Project Location: Norway Drive, Bar Harbor Tax Map 237 Lot 6

Applicant: Steve Cough

Application: Proposes to subdivide 8.5 acres into 3 lots

Mr. Johnston did not have any updates to the plan.

Mr. Cochary made a motion to accept the additional waivers. Mr. Bowden seconded and the Board voted unanimously on the motion.

Mr. Cochary made a motion to find the application complete. Ms. Williams seconded and the Board voted unanimously on the motion.

The Board scheduled a public hearing for April 2.

VI. OTHER BUSINESS

A. Review of Conservation Commission Work Plan

Jill Weber and Loreen Donnelly of the Conservation Commission gave the Board an update of their work plan.

Mr. Cochary asked about the water quality in the Northeast Creek area. He also asked about the town's plans to study other areas. The Board and the Committee members discussed different subwatersheds.

Ms. Krieg noted that the Indian Point watershed is planned to be studied next.

Mr. Cochary asked about recycling and whether public works can review efforts to increase recycling facilities.

Mr. Gurtler asked about the goal of addressing PUDs and specifically green building credits within the PUD. He also asked if the commission plans to encourage the use of waterless urinals.

Ms. Williams asked about dark sky ordinance and coordination with other towns. Mr. John Kelly discussed the coordination and said there is much cooperation to move forward with something.

Mr. Bowden asked about the disposal of compact fluorescent light bulbs and Ms. Donnelly said they are working on a plan for clean-up and disposal.

B. Mannix Minor Subdivision Endorsement

The Board endorsed the project.

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board discussed the affordable units at Compass Harbor.

The Board moved the election of officers to the beginning of the next meeting.

VIII. ADJOURNMENT - 6:55 PM

Mr. Cochary made a motion to adjourn. Ms. Williams seconded and the Board voted unanimously on the motion.

Signed as approved:

Kay Stevens-Rosa, Chair
Planning Board, Town of Bar Harbor

Date